

Single Family Residence **RESIDENTIAL**

1231 GRAND RIVER DR

RICHMOND, TX 77406

\$1,226,804 TopHap Estimate · \$357 / ft² · confidence 86 · as of Jun 23, 2026



4

BEDS

3

BATHS

3,441 ft²

LIVING AREA

3.77 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Est. Owner Equity

\$678,804

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,798 (2025)
Assessed Value	\$851,707
Previous Assessed	\$851,707
Assessor Market Value	\$1,159,372

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	3.77
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 354 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 26, 2017	Financing	Trustees Deed			\$534K
Sep 25, 2014	Recorded document	Grant Deed			
Feb 25, 2014	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frost Elementary School	Elementary	KG–5	1.8 mi
Briscoe Junior High School	Middle	7–8	3.7 mi
Foster High School	High	9–12	3.8 mi

District: Lamar Consolidated Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 77406

69 CRIME INDEX	85 AIR POLLUTION	70,172 POPULATION	\$136K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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